



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

April 24, 2001

Mr. Richard Haupt
P.O. Box 274
Manitowoc, WI 54220

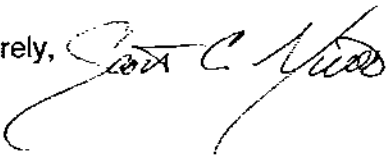
SUBJECT: Case Closure of
The Haupt Farm Site,
5031 Plank Road, Manitowoc, Wisconsin
WDNR BRRTS #03-36-186617

Dear Mr. Haupt:

On July 29, 1999, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the signed groundwater use restriction, monitoring well abandonment forms and the soil disposal documentation have been received. Your case has been closed under s. NR 726.05, Wis. Adm. Code on March 7, 2001.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact Keld Lauridsen at (920) 492-5921.

Sincerely, 

Scott C. Miller
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Susan Lawrenz, GHD, Inc., P.O. Box 69, Chilton, WI 53014

STATE OF WISCONSIN, CIRCUIT COURT, MANITOWOC

IN THE MATTER OF THE ESTATE OF

HERTHA A. HAUPT

a/k/a Hertha Haupt

ABRIDGMENT OF

FINAL JUDGMENT

File No. 92 PR 57

COUNTY

-PROBATE-

RECEIVED FOR RECORD

VOL.

PAGE

1186

174

'96 AUG 28 PM 3 33

MANITOWOC COUNTY, WI

PRESTON JONES

REGISTER OF DEEDS

Final judgment in the above estate was entered on August 28, 1996 ^{date} determining that:

1. The decedent died on February 17, 1992 ^{date}
2. Inheritance, death and income taxes and all claims have been paid.
3. Real property and secured interest in real property was assigned or terminated as follows:
(Recite verbatim applicable portion(s) of judgment.)

THE COURT FINDS THAT, the following property remains for distribution:

Balance Available for Distribution as shown on the Supplemental Final Account filed herein, including the real estate described on the attachment hereto.

IT IS ADJUDGED THAT:

The property described is assigned as follows:

1. 1/3 thereof to Donald G. Haupt, son of the decedent;
2. 1/3 thereof to Richard O. Haupt, son of the decedent; and
3. 1/3 thereof to Evelyn A. Carstens, daughter of the decedent.

THIS DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE
AND OF RECORD IN MY OFFICE AND HAS
BEEN COMPARED BY ME.
ATTEST: Jo Ann Moser
CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WISCONSIN

I certify that this abridgment of final judgment is true and accurate.

RETURN TO:

Savage, Gregorski, Webster, Stangel, Bendix
& Bruce, S.C.

Name of Attorney

1028 South Ninth St., P.O. Box 2225

Address

Manitowoc, WI 54221-2225

14.00 CLK

BY THE COURT:

Allan J. Deehr

Circuit Judge

August 28, 1996

Date

farm

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, located partly in the Town of Manitowoc Rapids and partly in the City of Manitowoc, excepting therefrom the following:

Commencing at a point on the centerline of CTH "P" a distance of 33.0 feet due South of the center of said Section 11, thence S.89° 32' W. along the said centerline a distance of 1286.95 feet to the point of real beginning; thence South a distance of 250 feet; thence West to the West line of said NE1/4 SW1/4 of said Section 11; thence North to the centerline of said CTH "P"; thence East to the point of real beginning.

Tract 6 of Certified Survey in the SW1/4 SE1/4, in the NW1/4 SE1/4, in the SE1/4 SW1/4 and in the NE1/4 SW1/4 11-19-23 recorded in Volume 15 of Certified Survey Maps, page 195, #752575.

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, excepting therefrom the following:

Commencing at a point on the centerline of CTH "P" a distance of 33.0 feet due South of the center of said Section 11, thence S.89° 32' W. along the said centerline a distance of 1385 feet to the point of real beginning; thence continuing S.89° 32' W. along said centerline a distance of 401.95 feet; thence S.0° 32' W. a distance of 250 feet; thence N.89° 32' E. a distance of 401.95 feet; thence N.0° 32' E. a distance of 250 feet to the point of real beginning.

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East.

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, located partly in the Town of Manitowoc Rapids and partly in the City of Manitowoc, excepting therefrom the following:

Commencing at the center of said Section 11, thence N.89° 22' E. a distance of 333 feet, thence S.3° 52' W. a distance of 573.4 feet, thence S.3° 33' E. a distance of 1399.9 feet, thence N.75° 51' W. a distance of 342.19 feet along the center of the Plank Road to the point of real beginning, thence N.75° 51' W. a distance of 72.19 feet, thence due North a distance of 252.35 feet, thence due East a distance of 70 feet, thence due South a distance of 270 feet to the point of real beginning.

Tract 5 of Certified Survey in the SW1/4 SE1/4 and part in the SE1/4 SW1/4 of 11-19-23 recorded in Volume 12 of Certified Survey Maps, page 413, #676802.

Tract 6 of Certified Survey in the SW1/4 SE1/4, in the NW1/4 SE1/4, in the SE1/4 SW1/4 and in the NE1/4 SW1/4 11-19-23 recorded in Volume 15 of Certified Survey Maps, page 195, #752575.

*See
bill
(last
page)*

That part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, lying West of USH "10", located partly in the Town of Manitowoc Rapids and partly in the City of Manitowoc, excepting therefrom the following:

Tract 6 of Certified Survey in the SW1/4 SE1/4, in the NW1/4 SE1/4, in the SE1/4 SW1/4 and in the NE1/4 SW1/4 11-19-23 recorded in Volume 15 of Certified Survey Maps, page 195, #752575.

That part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Numbered Eleven (11), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, lying West of Rapids Road and North of Plank Road, in the City of Manitowoc, excepting therefrom the following:

Commencing at the center of said Section 11, thence N.89° 22' E. a distance of 333 feet, thence S.3° 52' W. a distance of 573.4 feet, thence S.3° 33' E. a distance of 1399.9 feet, thence N.75° 51' W. a distance of 342.19 feet along the center of the Plank Road to the point of real beginning, thence N.75° 51' W. a distance of 72.19 feet, thence due North a distance of 252.35 feet, thence due East a distance of 70 feet, thence due South a distance of 270 feet to the point of real beginning.

Tract 5 of Certified Survey in the SW1/4 SE1/4 and part in the SE1/4 SW1/4 of 11-19-23 recorded in Volume 12 of Certified Survey Maps, page 413, #676802.

Tracts 1 & 2 of Certified Survey in the SW1/4 SE1/4 11-19-23 recorded in Volume 8 of Certified Survey Maps, page 679, #550155.

Tracts 3 & 4 of Certified Survey in the SW1/4 SE1/4 and the SE1/4 SW1/4 of 11-19-23 recorded in Volume 10 of Certified Survey Maps, page 81, #575104.

Tract 6 of Certified Survey in the SW1/4 SE1/4, in the NW1/4 SE1/4, in the SE1/4 SW1/4 and in the NE1/4 SW1/4 11-19-23 recorded in Volume 15 of Certified Survey Maps, page 195, #752575.

Parcel conveyed to City of Manitowoc for street purposes recorded in Volume 1133 of Records on page 140, #756397.

Subject to highways, easements and rights-of-way of record.

847553

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GROUNDWATER USE RESTRICTIVE COVENANT

The property subject to this covenant is described as follows:

A circular parcel of land in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 11, Township 19 N., Range 23 East, located in the Town of Manitowoc Rapids, and further described as follows:

Commencing at the center of the intersection of Cappaert Road and Plank Road, thence northwesterly along the center of Plank Road, a distance of 1075 feet more or less, then north a distance of sixty (60) feet to the point of beginning, which is the center of said circular parcel, the diameter of which is 70 feet.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil and ground water remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate the ground water exceeding Chapter NR 140 standards within the boundaries of the property;

WHEREAS, the construction of wells where the water quality exceeds the drinking water standards in Chapter NR 809 is restricted by Chapter NR 811 and Chapter NR 812. Special construction standards or water treatment requirements or both, or well construction prohibitions may apply;

NOW THEREFORE, the owners hereby declares that all property described above is held and shall be held, conveyed, or encumbered, leased, rented, used, occupied, and improved, subject to the following limitations and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources Bureau of Drinking Water and Ground Water, or its successor agency to determine what specific requirements are applicable, prior to constructing or reconstruction a well on this property. No well may be constructed or reconstructed on this property, unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be binding upon successors and

STATE OF WISCONSIN - MANITOWOC COUNTY
CLERK OF COURTS, REGISTER OF DEEDS
RECEIVED FOR RECORD

11/11/1999 10:16:24 AM

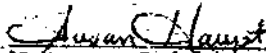
Name and Return Address

Attorney John C. Savage
P.O. Box 2225
Manitowoc, WI 54221-2225

assigns. Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an Affidavit, with a copy of the Department's written determination, may be required to give notice that this ground water use restriction is no longer binding.


Richard O. Haupt,

Subscribed and sworn to before me
this 28TH day of ~~NOVEMBER~~^{OCTOBER}, 1999.


Notary Public, Manitowoc County, Wis.
My commission 3-5-2000



Donald G. Haupt

Subscribed and sworn to before me
this 28TH day of ~~NOVEMBER~~^{OCTOBER}, 1999

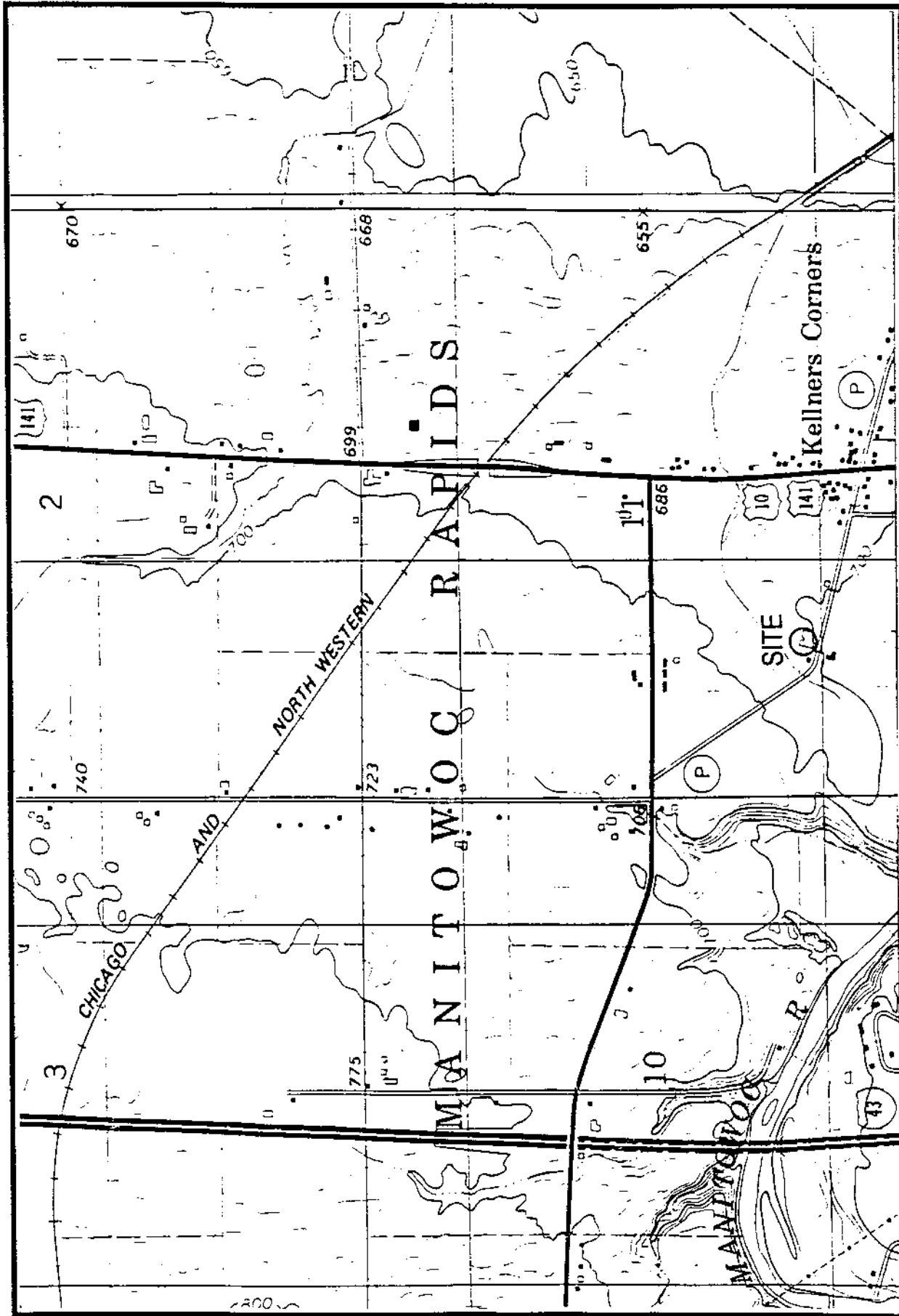

Notary Public, Manitowoc County, Wis.
My commission 3-5-2000


Evelyn A. Carstens

Subscribed and sworn to before me
this 28TH day of OCTOBER, 1999


Notary Public, Manitowoc County, Wis.
My commission 3-5-2000

THIS AGREEMENT WAS DRAFTED BY:
John C. Savage, Esq.
WHYTE HIRSCHBOECK DUDEK S.C.
1028 South 9th Street
P.O. Box 2225
Manitowoc, WI 54221-2225
(920) 682-8181



Note: Map taken from the Mishicot, Wisconsin
7.5 Minute USGS Topographic Map-1978

GHD Inc. Environmental Services

HAUPT FARM SITE

5031 PLANK ROAD

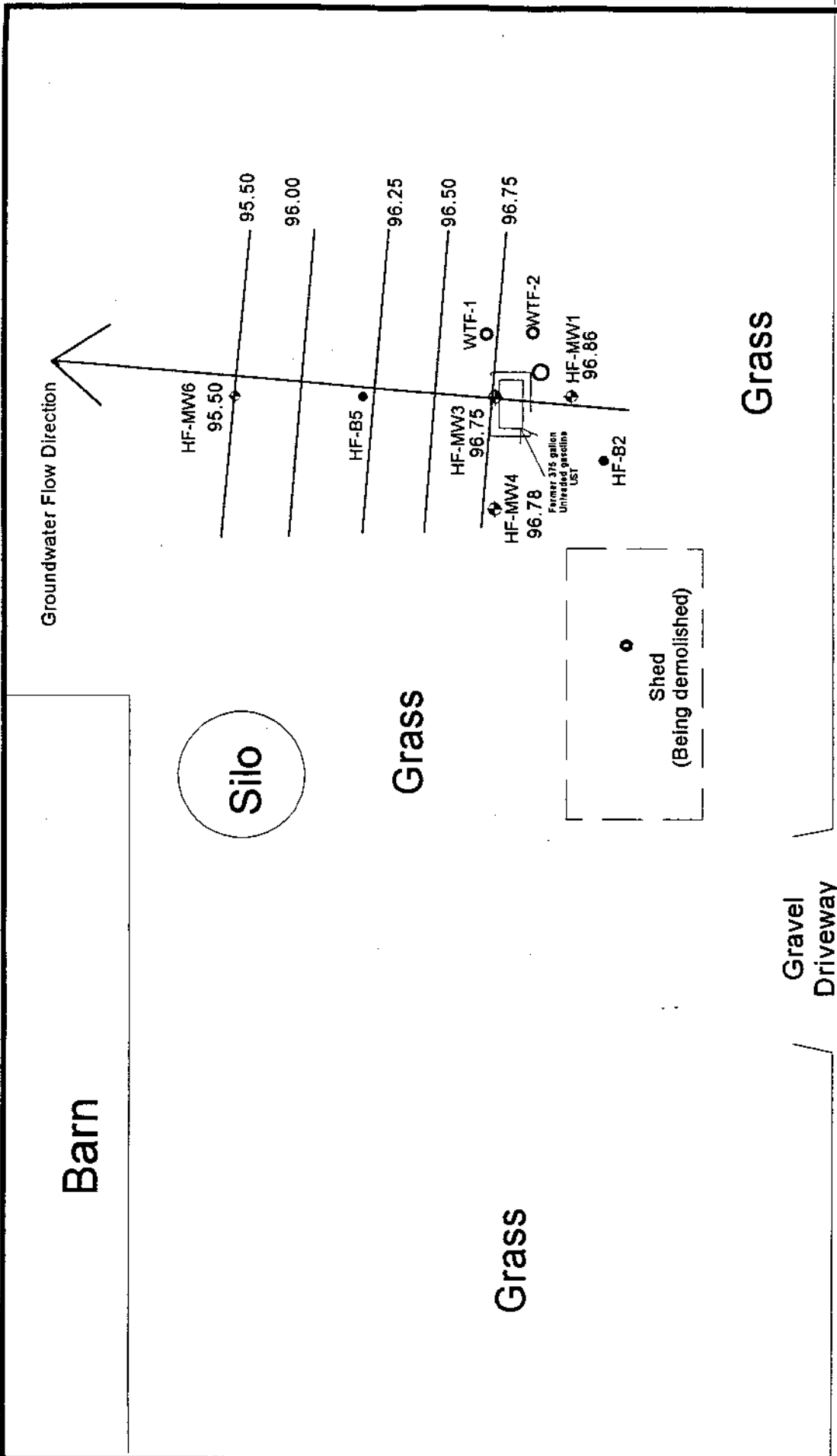
MANITOWOC, WI

FIGURE 1
SITE LOCATION MAP

Prepared By: T. OTT

Date: 07/07/98

Scale: 1" = 1,290'



<p>Barn</p>		<p>Grass</p>		<p>Gravel Driveway</p>		<p>Grass</p>		<p>Plank Road</p>		<p>Note: Potable well has been abandoned.</p>	
<p>GHD Inc. Environmental Services</p>		<p>FIGURE 6</p>		<p>Legend:</p>		<p>Date: 08/27/98</p>		<p>Scale: 1" = 20'</p>		<p>Prepared By: R. Johnson</p>	
<p>HAUPT FARM SITE</p>		<p>Water Table Configuration</p>		<p>● Borings</p>		<p>○ Potable well</p>		<p>↑ N</p>		<p>5031 PLANK ROAD</p>	
<p>MANITOWOC, WI</p>		<p>August 1998</p>		<p>⊕ Wells</p>		<p>○ Geoprobe bores</p>		<p></p>		<p></p>	

Table 3
Groundwater Analytical Results
Former Haupt Farm
Closure - May 1999

PARAMETER	NR 140 Enforcement Standard	NR 140 Preventive Action Limit	Monitoring Well								
			HF-MW4				HF-MW6				
			7/27/98	8/27/98	12/2/98	3/1/99	7/27/98	8/27/98	12/2/98	3/1/99	
GRO (ppm)*	none	none	--	--	--	--	--	--	--	--	--
Dissolved Lead (ppm)*	15	1.5	--	--	--	--	--	--	--	--	--
Benzene	5	0.5	< 0.21 >	--	--	--	--	--	--	--	--
Ethylbenzene	700	140	--	--	--	--	--	--	--	--	--
Toluene	343	68.6	--	--	--	--	--	--	--	--	--
Total Trimethylbenzene	480	96	--	--	--	--	--	--	--	--	--
Total Xylenes	620	124	--	--	--	--	--	--	--	--	< 1.1 >
Methyl t-Butyl Ether (MTBE)	60	12	--	--	--	--	--	--	--	--	--
Naphthalene	40	8	--	--	--	--	--	--	--	--	--
1,2-Dichloroethane	5	0.5	14	--	8.9	5.7**	1.6	--	0.74	--	< 0.27**
n-Propylbenzene	none	none	--	--	--	--	--	--	--	--	--
Methylene chloride	70	7	--	--	--	--	--	--	--	--	--
1,2-Dichloropropane	none	none	--	--	--	--	--	--	--	--	--
n-Butylbenzene	none	none	--	--	--	--	--	--	--	--	--
tert-butylbenzene	none	none	--	--	--	--	--	--	--	--	--
Chloromethane	none	none	--	--	--	--	--	--	--	--	--
Isopropylbenzene	none	none	--	--	--	--	--	--	--	--	--
pH (su)	none	none	7.6	7.4	7.1	8.5	7.8	7.3	7.2	--	8.5
Conductivity (ms)	none	none	580	840	890	940	930	1230	1120	--	1330
Iron (mg/L)	none	none	1	< 0.5	1	< 1	0.5	< 5	< 0.05	--	< 1
Dissolved Oxygen (mg/L)	none	none	6.18	1.78	2.39	0.95	6.8	2.1	3.14	--	1.78
Alkalinity, as CaCO3	none	none	400	600	560	430	540	640	350	--	560
Nitrogen, Ammonia as N	9.7 ppm	1.9 ppm	--	< 0.052 >	0.14	--	--	< 0.054 >	0.097	--	--
Nitrogen, NO2 + NO3 as N	10 ppm	2 ppm	0.26	< 0.10 >	< 0.061 >	< 0.031 >	0.32	0.19	0.5	--	< 0.087 >
Nitrogen, Kjeldahl as N	none	none	< 0.25 >	< 0.42 >	< 0.083 >	--	0.46	0.62	0.61	--	< 0.29 >
Sulfate, as SO4	none	none	42	32	49	47	78	33	50	--	110

Notes:

All results are reported in parts per billion (ppb) unless otherwise noted.

* ppm stands for parts per million

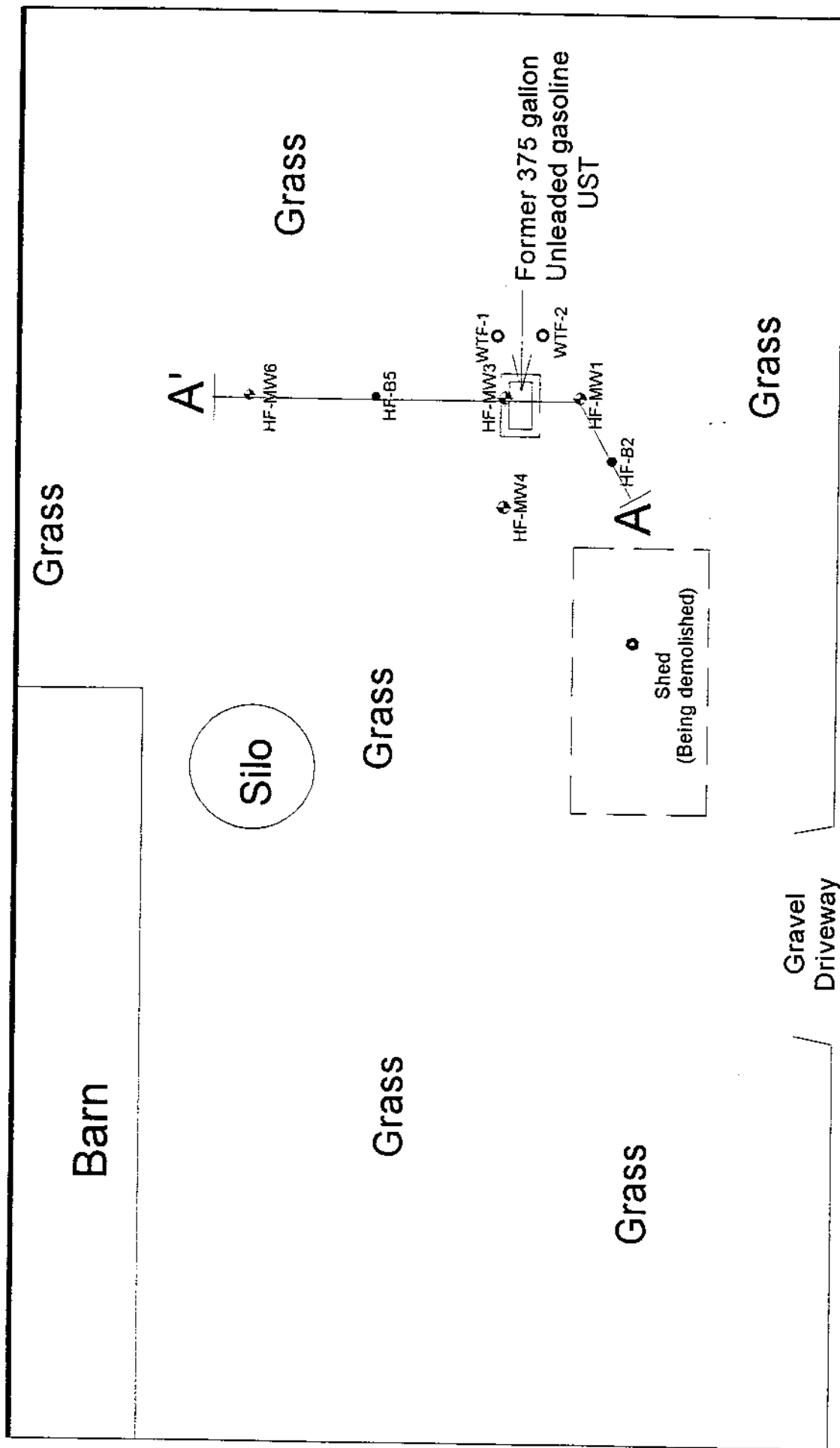
GRO stands for Gasoline Range Organics

Results in bold exceed NR 140 Groundwater enforcement standards or Preventive Action Limits for specified compound.

Results detected above the laboratory method of detection, BUT below the limit of quantification are shown in "<>" marks.


HF-MW10 is the replacement well for HF-MW3 that was removed during the excavation.

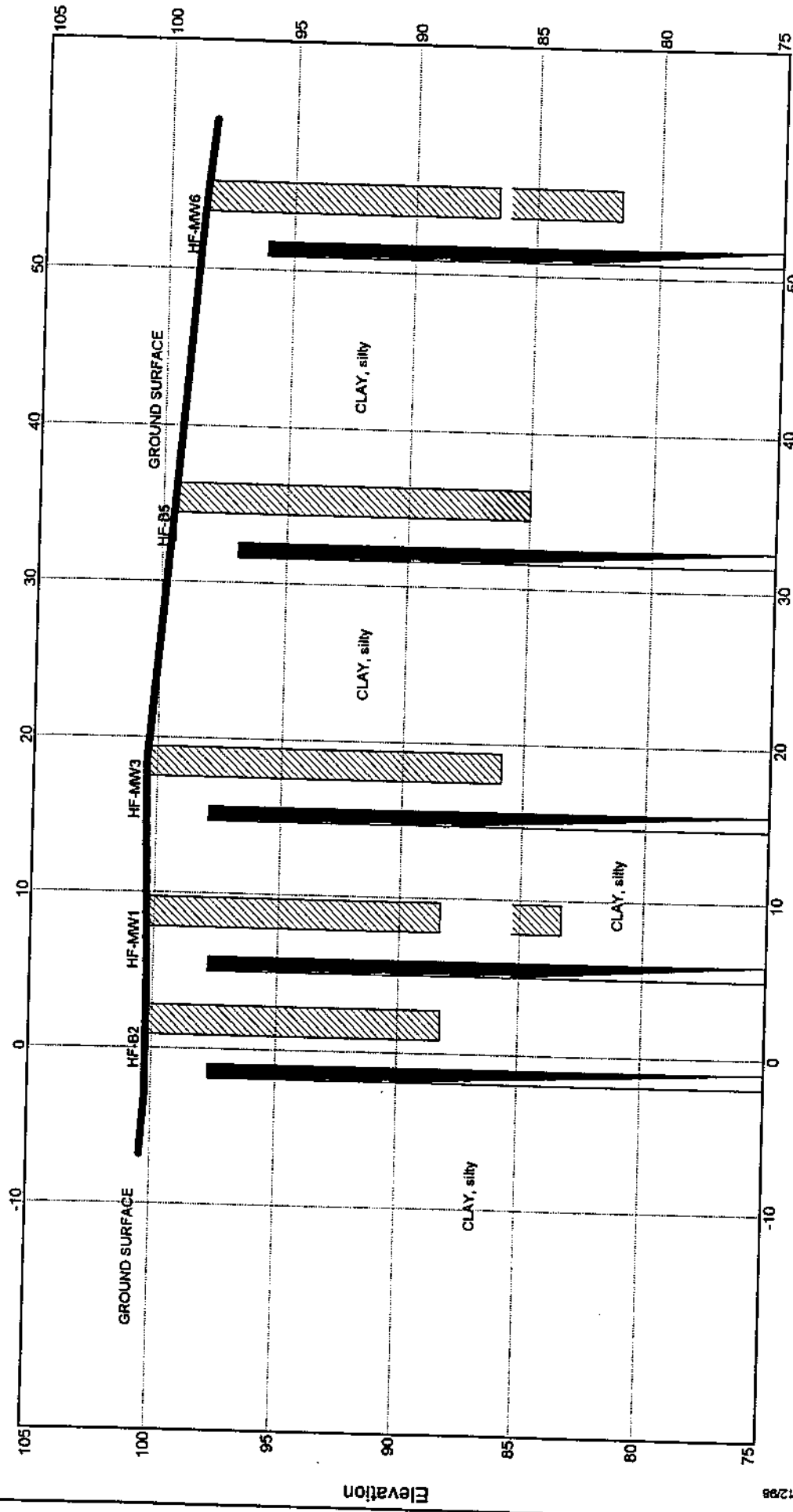
** 1,2-DCA analysis was completed on March 24, 1999.



Plank Road

Note: Potable well has been abandoned.

GHD Inc. Environmental Services HAUPT FARM SITE 5031 PLANK ROAD MANITOWOC, WI	FIGURE 4 GEOLOGIC CROSS SECTION LOCATOR MAP	Legend: ● Borings ○ Wells — Excavation ○ Potable well ○ Geoprobe bores	 Date: 08/27/98 Scale: 1" = 20'
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Distance Along Baseline

Borehole	North	East	Elev.	Depth
HF-B2	-5	12	100.2	12.0
HF-B5	27	22	99.5	14.5
HF-MW1	0	20	100.3	17.0
HF-MW3	10	20	100.4	17.0
HF-MW6	47	22	98.6	17.0

DISTANCES:
Beginning -15
Ending 55
VIEWING ANGLES (degrees):
Horizontal 0.0
Vertical 0.0

Position	North	East
Left, Front	-20	9
Right, Front	48	28
Left, Back	-20	9
Right, Back	48	28

GEOLOGIC CROSS SECTION A-A'

Former Haupt Farm

PROJECT # DATE PLATE